098.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,300 / 1,030,300
					USE VALUE:	1,030,300 / 1,030,300
					ASSESSED:	1,030,300 / 1,030,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BHARATH DEEPA
Owner 2:	PINGLE MANEESH RAGHUNATH
Owner 3:	
Street 1:	42 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIM SUNKYU -
Owner 2:	SHIN SOI -
Street 1:	2 ASTON CIR
Twn/City:	HOCKESSIN
St/Prov:	DE Cntry:
Postal:	19707

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 3463 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8860.000	550,200		480,100	1,030,300
Total Card	0.203	550,200		480,100	1,030,300
Total Parcel	0.203	550,200		480,100	1,030,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.50 /Parcel: 297.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63996

GIS Ref

GIS Ref

Insp Date 10/18/18

!7976!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	550,200	0	8,860.	480,100	1,030,300		Year end	12/23/2021
2021	101	FV	332,100	0	8,860.	480,100	812,200		Year End Roll	12/10/2020
2020	101	FV	332,100	0	8,860.	480,100	812,200	812,200	Year End Roll	12/18/2019
2019	101	FV	269,300	0	8,860.	480,100	749,400	749,400	Year End Roll	1/3/2019
2018	101	FV	269,300	0	8,860.	411,500	680,800	680,800	Year End Roll	12/20/2017
2017	101	FV	269,300	0	8,860.	384,000	653,300	653,300	Year End Roll	1/3/2017
2016	101	FV	269,300	0	8,860.	329,200	598,500	598,500	Year End	1/4/2016
2015	101	FV	268,000	0	8,860.	294,900	562,900	562,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:30:47

LAST REV

Date	Time
07/21/21	14:58:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7976

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM SUNKYU,	1561-16	1	8/5/2020	Change>Sale	942,000	No	No		
SHAUMYAN KONSTA	1394-10		12/15/2010	Change>Sale	527,500	No	No		
SHAUMYAR KONSTA	1315-66		2/8/2006	Family	1	No	No		
FISHER DALE O	1141-49		5/25/1995		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	63996
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	993	Addition	177,000	O				
8/26/2011	929	Redo Kit	47,500	C				&REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2021	Permit Visit	PT	Paul T
9/9/2020	SQ Mailed	MM	Mary M
1/14/2020	Mail Update	MM	Mary M
10/18/2018	MEAS&NOTICE	BS	Barbara S
2/14/2013	Inspected	BR	B Rossignol
4/30/2012	Info Fm Prmt	BR	B Rossignol
2/24/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
8/14/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8860		Sq. Ft.	Site		0	70.	0.77	4									480,060						480,100	

Total AC/HA:	0.20340	Total SF/SM:	8860	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,060	Spl Credit		Total:	480,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04414415
Const Adj.:	0.99989998
Adj $ / SQ:	135.725
Other Features:	131214
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616813
Depreciation:	66616
Depreciated Total:	550197

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

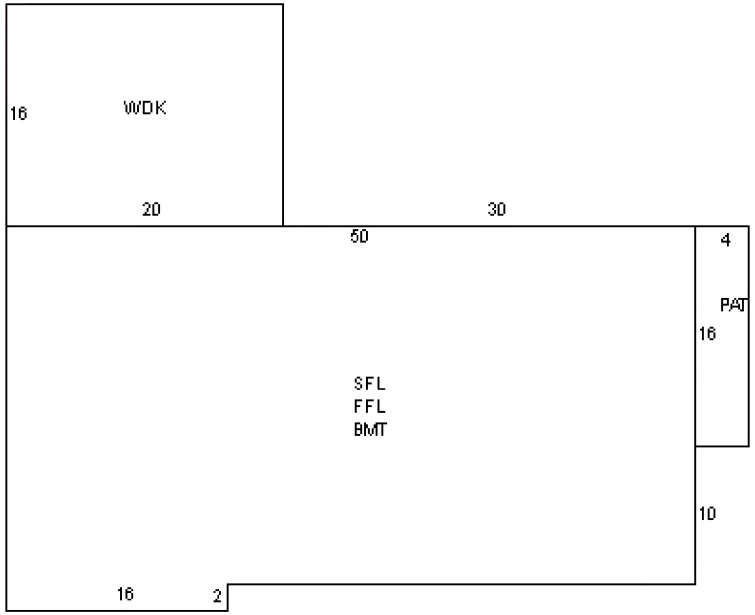
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.30
Special Features:	0	Val/Su Net:	125.62
Final Total:	550200	Val/Su SzAd	206.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,332	48.540	64,649
FFL	First Floor	1,332	135.730	180,786
SFL	Second Floor	1,332	135.730	180,786
WDK	Deck	320	9.120	2,920
PAT	Patio	64	6.000	384

Net Sketched Area:	4,380			Total:	429,525
Size Ad	2664	Gross Area	4380	FinArea	3463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	